

CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
AUGUST 26, 2008
10:00 A.M. – 3:15 P.M.

<u>Board Members</u>	<u>Attendance</u>	<u>2/2008 through 1/2009</u>	
		<u>Present</u>	<u>Absent</u>
Myrnabelle Roche, Chair	P	6	1
Sam Mitchell, Vice Chair	P	7	0
Howard Elfman	P	7	0
Genia Ellis	P	7	0
John Greenfield	A	3	4
William Lamont	P	2	0
Jan Sheppard	A	5	2
Patricia Rathburn [alternate]	A	0	6
Charles Love [alternate]	A	0	3

Staff Present

Dee Paris, Administrative Aide
Ginger Wald, Assistant City Attorney
Bruce Jolly, Board Attorney
Brian McKelligett, Clerk /Special Magistrate Supervisor
Joan Edmonson, Secretary, Code Enforcement Board
Skip Margerum, Code Enforcement Supervisor
Jorg Hruschka, Building Inspector
Burt Ford, Building Inspector
Jeff Lucas, Acting Fire Marshall
Wayne Strawn, Building Inspector
George Oliva, Building Inspector
Gerry Smilen, Building Inspector
Thomas Clements, Fire Inspector
J. Oppерlee, Recording Secretary

Also Present:

CE07071617: David Sanderson, owner
CE07081051; CE08040242: Gerard Pierre-Louis, owner's agent
CE06111420: Zandalyn Facey-Solomon, Power of Attorney; Brian Burns, contractor
CE06102391: Madlyn Cumberbatch, owner
CE08031208: Michael Kornhauser, attorney
CE07032227: Ana Rivera, owner
CE07100363: Robert McAllister, owner
CE08031526: Samuel Phillips, tenant
CE08021003: Henry Ocampo, owner
CE08031204: Peter Bajic, owner
CE08041238; CE08041269: Gary Glusman, property manager
CE05110537: David Wynter, owner

CE08040238: Juan Ruiz, owner; Antonio Duran, property manager
CE03060710: Richard Lawrence, general contractor; Jack Rust, owner; Dave Graziano, tenant
CE08030416: Adi Cohen, owner
CE08031081: Vernon Dahl, owner
CE08071083: Bradley Hertz, owner
CE08021101: Daniel Stein, attorney; Joshua Geller, potential buyer
CE07030441: Esa Natour, owner
CE08011721: Eduardo Marquez, owner
CE08040256: Renet Dieujuste, owner
CE08020386: Lawrence Walters, owner
CE07110571: Ashley Goodwin, manager, Maryetta Prekip, general manager
CE06061258: William Huegele, owner
CE08031215; CE08031285; CE08031233; CE08031279: Bernard Gordon, property manager
CE07032161: Sidoles Vilsinor, owner
CE07040542: Bradley Young, developer

Chair Roche called the meeting to order at 10:07 a.m., introduced the Board and explained the procedures for the hearing.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE03060710

Hearing to impose fine

Jack R. TR Rust
1115 Northeast 9 Avenue

Ms. Paris announced that this case was first heard on 6/24/03 to comply by 12/24/03. Service was via posting on the property on 7/29/08 and at City Hall on 8/7/08. Certified mail sent to the owner was accepted [no date]. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard and stated the City was recommending no fines be imposed [reduced from \$67,100].

Mr. Richard Lawrence, general contractor, explained that they had discovered structural issues at the property that had to be addressed prior to working on the violations. He noted that most of the violations had been corrected prior to his hiring. Mr. Lawrence said he had secured permits for the work that was done without permits. He explained that the previous contractor had passed away and the tenant had been unaware the violations were not complied.

Mr. Jack Rust, owner, explained he had no dealings with the first contractor. He left things in the hands of the tenant.

Mr. Dave Graziano, tenant, said he had been unaware the first contractor had applied for a permit when he passed away.

Mr. Jeff Lucas, Acting Fire Marshall, stated the new contractor had applied for new permits and taken up where the first contractor had left off. Mr. Lucas did not oppose abatement of the fine.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to impose no fine. Motion passed 4 – 1 with Mr. Mitchell opposed.

Case: CE07032161

Request for Extension

Sidoles Vilsinor
3540 Southwest 12 Place

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 7/22/08. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and stated fines would begin to accrue on 8/27/08.

Ms. Mickaëlle Bouchereau interpreted for Mr. Vilsinor.

Mr. Sidoles Vilsinor, owner, testified through the interpreter that he had found an engineer, but he could not afford the engineer's \$2,500 fee to draw the plans and he was seeking someone else.

Mr. Jorg Hruschka, Building Inspector, explained that the illegal addition had been built within the setback, and bringing the building back into compliance would be technically difficult because of the way the addition had been constructed.

Mr. Vilsinor stated the engineer was encouraging him to have the plans redrawn rather than having the addition removed. Inspector Hruschka said he would support allowing Mr. Vilsinor to remove the illegal addition himself since it had been illegally constructed.

Mr. Vilsinor said he wanted to comply the property but both he and his wife were unemployed now and he could not afford to pay the engineer.

Mr. Mitchell advised Mr. Vilsinor to give serious consideration to demolishing the addition during the extension period.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 28-day extension to 9/23/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing. Motion passed 4 - 1 with Mr. Lamont opposed.

Case: CE08011721

Centurion Park Holdings LLC
2300 Northwest 55 Court # 114

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 7/22/08.

Ms. Paris recited violations, compliance dates and potential fines and stated fines had accrued to \$1,700.

Mr. Eduardo Marquez, owner, explained that the architect was addressing corrections to the plans. He requested a 90-day extension.

Mr. Thomas Clements, Fire Inspector, said the owner was trying to comply, and he did not oppose a 91-day extension.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to grant a 91-day extension to 11/25/08, during which time no fines would accrue. Motion passed 5 – 0.

Case: CE05110537

Hearing to impose fines

Sarah Wynter, ½ Interest, David Wynter
1039 Northwest 12 Street

Ms. Paris announced that this case was first heard on 11/27/07 to comply by 2/26/08.

Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard and stated the City was requesting imposition of a \$9,850 fine which would continue to accrue until the property complied.

Mr. David Wynter, owner, requested an extension because his contractor had left the country to attend a funeral.

Mr. Mitchell remembered that Mr. Wynter had promised to remove the shed at the previous hearing, and Mr. Wynter said the engineer was correcting this.

Mr. Wayne Strawn, Building Inspector, said it would not be possible to permit the shed because it was not properly built. He added that the plans had been ready for pick up in April but had never been picked up. Mr. Wynter said he had a new engineer who had drawn new plans, including the shed, and showed these plans to the Board. Chair Roche explained to Mr. Wynter that these plans were for a new shed, not the existing shed. Inspector Strawn confirmed this.

Inspector Strawn explained that expired permits dated to 1989, and work had repeatedly failed various inspections. He acknowledged a former owner had done the work.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find the property was not complied by the ordered date and to impose the \$9,850 fine, which would continue to accrue until the property complied. Motion passed 5 – 0.

Case: CE07110571

2909 Vistamar LLC
2909 Vistamar Street

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 8/26/08. Ms. Paris recited violations, compliance dates and potential fines and stated fines would begin to accrue on 8/27/08.

Ms. Ashley Goodwin, manager, requested a 90-day extension. She explained she had been hired approximately six weeks ago.

Ms. Maryetta Prekip, general manager, stated the former property manager had not informed her about the violations. When she discovered the violations she had retained a contractor. Ms. Prekip noted she was applying for a variance for a fence on the property, and a lot of work had been completed already.

Mr. Jorg Hruschka, Building Inspector, recommended a 60-day extension for a progress report.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 63-day extension to 10/28/08, during which time no fines would accrue. Motion passed 5 – 0.

Case: CE07040542

Victoria's Corporate Plaza LLC
6245 Northwest 9 Avenue

Ms. Paris announced that this case was first heard on 5/22/07 to comply by 7/24/07. Ms. Paris recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard and stated fines had accrued to \$24,800.

Mr. Bradley Young, developer, said he had pulled a permit that would have solved the remaining issues, but a problem had arisen with the property easement and this had set the project back. He reported the fire alarm unit would be installed in three weeks and the drawings for the two stairwells should be submitted immediately. Mr. Young requested a 60-day extension.

Mr. Thomas Clements, Fire Inspector, recommended a 63-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 63-day extension to 10/28/08, during which time no fines would accrue. Motion passed 5 – 0.

Case: CE07071617

Hearing to impose fine

David E. Sanderson
204 Northwest 16 Street

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 7/22/08. Service was via posting on the property on 7/25/08 and at City Hall on 8/7/08. Ms. Paris stated the City was requesting imposition of an \$11,900 fine which would continue to accrue until the property complied.

Mr. David Sanderson, owner, explained he had bought the property with the violations. He stated he had requested a permit by mail in 2005 to replace a fence and window that were damaged in Hurricane Wilma. Mr. Sanderson said this and other requests for information had never been responded to by the City. Mr. Sanderson reported he had back surgery and was limited in his activities. He requested a 60-day extension to hire an architect to assess the violations.

Mr. Wayne Strawn, Building Inspector, agreed that many of the issues predated Mr. Sanderson's purchase of the house. He believed Mr. Sanderson was "flabbergasted" at the costs to make the repairs.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 63-day extension to 10/28/08, during which time no fines would accrue. Motion passed 5 – 0.

Case: CE07100363

Hearing to impose fine

Robert McAllister
541 East Dayton Circle

Ms. Paris announced that this case was first heard on 5/27/08 to comply by 7/22/08. Service was via posting on the property on 8/1/08 and at City Hall on 8/7/08. Ms. Paris stated the City was requesting imposition of a \$10,200 fine which would continue to accrue until the property complied.

Mr. Robert McAllister, owner, said he had paid the architect and was now paying for the hurricane windows. He was progressing with repairs as soon as he could pay for them.

Mr. Burt Ford, Building Inspector, did not object to an extension, but said the work that was continuing was being done without a permit. He said he had put a stop work order on the property when he took over the case, but work had continued.

Mr. McAllister said he did not realize that the work he was doing was included in the stop work order. He explained there was a Special Magistrate case against his property and he was trying to comply those violations.

The Board advised Mr. McAllister to pull permits before conducting any more work on the property.

Motion made by Mr. Lamont, seconded by Ms. Ellis, to grant a 63-day extension to 10/28/08, during which time no fines would accrue. Motion passed 4 – 1 with Mr. Mitchell opposed.

Case: CE08071083

Bradley Hertz
1559 Northwest 10 Place

Ms. Paris announced that certified mail sent to the owner was accepted on 8/5/08.

Violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED/REPAIRED WITHOUT OBTAINING THE REQUIRED PERMITS. THE REPAIRS/ALTERATIONS ARE AS FOLLOWS;

1. NEW WINDOWS AND DOORS HAVE BEEN INSTALLED.
2. THE EXTERIOR WALLS HAVE BEEN RE-SURFACED WITH STUCCO.
3. THE BUILDING HAS BEEN RE-ROOFED.

FBC 105.2.11

A CENTRAL AIR CONDITIONING SYSTEM HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 105.2.5

THE BUILDING HAS BEEN ALTERED ELECTRICALLY WITHOUT OBTAINING THE REQUIRED PERMITS OR ALLOWING THE PERMIT TO EXPIRE SO THAT IT IS NO LONGER VALID.

THE WORK INCLUDES;

1. THE INSTALLATION OF A CIRCUIT TO POWER A CENTRAL AIR CONDITIONING SYSTEM.
2. PERMIT #05030362 FOR A SERVICE CHANGE TO A 200 AMP SERVICE HAS EXPIRED WITHOUT PASSING FINAL INSPECTION. THE PERMIT IS NULL AND VOID AND THE WORK DONE UNDER THE AUSPICES OF THIS PERMIT NOW EXISTS AS WORK WITHOUT A PERMIT.

FBC 106.10.3.1

ELECTRICAL PERMIT # 05030362 (SERVICE CHANGE) AND BUILDING PERMIT # 06053685 (HURRICANE SHUTTERS) HAVE BOTH EXPIRED WITHOUT PASSING ALL REQUIRED FIELD INSPECTIONS.

FBC 1612.1.2

THE WINDOWS AND DOORS INSTALLED HAVE NOT DEMONSTRATED COMPLIANCE WITH THE STRENGTH REQUIREMENTS OF INSTALLATIONS IN A HIGH VELOCITY HURRICANE ZONE. COMPLIANCE SHOULD BE DEMONSTRATED THROUGH THE PERMITTING PROCESS.

FBC 1626.1

THE WINDOWS INSTALLED HAVE NOT BEEN PROVIDED WITH A SHUTTER SYSTEM. THE WINDOWS DO NOT MEET THE RESISTANCE TO IMPACT OF WIND BORNE DEBRIS REQUIREMENTS.

Mr. Wayne Strawn, Building Inspector, stated he had a verbal agreement with the owner to comply all violations within 91 days or a fine of \$25 per day, per violation.

Mr. Bradley Hertz, owner, agreed to Inspector Strawn's terms. Mr. Hertz informed Mr. Mitchell that the property was currently vacant, and was up for "sale, rent, lease..."

Mr. Mitchell stated he did not accept the agreement.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City, approve the agreement and order compliance within 91 days or a fine of \$25 per day, per violation. Motion **failed** 0 – 5.

Inspector Strawn read the violations, presented photos of the property to the Board and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

Mr. Hertz explained the main problem was the air condition that required energy counts, and said he had an engineer working on this. He stated the last tenants had also stolen the copper tubing from the units when they vacated. Mr. Hertz stated the engineer was addressing all of the issues at the property. He anticipated permit applications would be submitted within 60 days.

Inspector Strawn explained that plans, permits, and final inspections were required for compliance; this was why he had recommended 90 days.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City, and order compliance within 28 days, by 9/23/08, or a fine of \$25 per day, per violation, and to record the order. Motion passed 3 – 2 with Ms. Ellis and Chair Roche opposed.

The following four cases for the same owner were heard together:

Case: CE08031215
3333 Davie LLC
3333 Davie Boulevard

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. Ms. Paris stated fines would begin to accrue on 8/27/08.

Mr. Bernard Gordon, property manager, reported the smoke alarms were complete and permits were pulled. The contractor was in the process of pulling the permit for the fire alarm. Mr. Gordon requested 63 additional days.

Mr. Thomas Clements, Fire Inspector, reported that the permits and work on the smoke alarms for all four cases were complete and the owner was now working on the fire alarm. He recommended a 63-day extension.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 63-day extension to 10/28/08, during which time no fines would accrue. Motion passed 5 – 0.

Case: CE08031285
3333 Davie LLC
3343 Davie Boulevard

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08.

Ms. Paris stated fines would begin to accrue on 8/27/08.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to grant a 63-day extension to 10/28/08, during which time no fines would accrue. Motion passed 5 – 0.

Case: CE08031233

3333 Davie LLC

3353 Davie Boulevard

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08.

Ms. Paris stated fines would begin to accrue on 8/27/08.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to grant a 63-day extension to 10/28/08, during which time no fines would accrue. Motion passed 5 – 0.

Case: CE08031279

3333 Davie LLC

3363 Davie Boulevard

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08.

Ms. Paris stated fines would begin to accrue on 8/27/08.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to grant a 63-day extension to 10/28/08, during which time no fines would accrue. Motion passed 5 – 0.

[The Board took a 5-minute break]

Case: CE08031208

D.S. & Benilde Garcia-Romeu

C/O PMB 647

521 Southwest 27 Avenue

Ms. Paris announced that this case was first heard on 5/27/08 to comply by 7/22/08.

Ms. Paris stated violations were as noted in the agenda and fines had accrued to \$17,000.

Mr. Mike Kornhauser, owner's attorney, requested a 30-day extension. The contractor had informed him work should be complete in two weeks.

Mr. Thomas Clements, Fire Inspector, recommended a 28-day extension.

Motion made by Mr. Elfman, seconded by Ms. Ellis, to grant a 28-day extension to 9/23/08, during which time no fines would accrue. Motion passed 5 – 0.

Case: CE08040256

Renet Dieujuste

2750 Southwest 2 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 7/30/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements presented the case file and recommended ordering compliance within 63 days or a fine of \$250 per day.

Mr. Renet Dieujuste, owner, agreed to comply within 63 days.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days, by 10/28/08, or a fine of \$250 per day. Motion passed 5 – 0.

Case: CE06061258

William Todd Huegele
3166 Northwest 67 Court

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. Ms. Paris stated violations were as noted in the agenda and fines would begin to accrue on 8/27/08.

Mr. William Huegele, owner, reported the permit applications had been submitted on 8/14/08.

Mr. Gerry Smilen, Building Inspector, confirmed the owner was working to comply. Once the permit was issued, the property would be complied. He recommended a 63-day extension.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to grant a 63-day extension to 10/28/08, during which time no fines would accrue. Motion passed 5 – 0.

Case: CE08021101

Hearing to impose fine

LaSalle Bank N A Trustee
C/O Wilshire Credit Corp
1644 Northwest 18 Avenue

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 7/22/08. Service was via posting on the property on 7/25/08 and at City Hall on 8/7/08. Ms. Paris stated violations were as noted in the agenda and the City was requesting imposition of a \$10,200 fine which would continue to accrue until the property complied.

Mr. Daniel Stein, attorney, requested that LaSalle Bank N A Trustee be indicated on all paperwork to differentiate from LaSalle Bank NA.

Mr. Stein stated the attorney from his firm who had appeared in April had informed the Board that the violations would be "repaired or a new owner would be found who would then assume all those responsibilities." He explained that a buyer had been found, but closing could not take place because of the order indicating the fines. Mr. Stein said the Bank had decided to repair the property, and had accepted a bid for \$33,000 from a contractor. Mr. Stein requested 120 days.

Mr. Stein explained to Chair Roche that the foreclosure sale was in August 2007 and the other attorney had appeared before the Board in April 2008. Ms. Ellis noted the impact this property could have on nearby properties, and said she wanted Mr. Stein to return to the Board sooner than 120 days to provide a progress report.

Mr. Elfman stated the property was being offered at \$48,000 cash, and all violations were included with the real estate listing. The property was currently under contract and was supposed to close the previous day. Mr. Stein confirmed that the bank was going to pay for the repairs and then resell the property. Mr. Stein stated there was no contractual buyer currently. He was unsure if the existing contract had technically expired, but said he had been informed by his client that they were going to repair the property.

Mr. Wayne Strawn, Building Inspector, reported that the property was well-kept.

Motion made by Mr. Mitchell, seconded by Ms. Ellis to grant a 63-day extension to 10/28/08, during which time no fines would accrue. Motion passed 5 – 0.

Case: CE06102391

John R. Cumberbatch 1/2 Interest &
Madlyn E. Cumberbatch
411 Southwest 31 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 8/2/08.

Mr. George Oliva, Building Inspector, testified to the following violation:
FBC 105.1

A FENCE WAS INSTALLED.

Inspector Oliva recommended ordering compliance within 63 days or a fine of \$50 per day.

Ms. Madlyn Cumberbatch, owner, explained she intended to get an owner/builder after-the-fact permit and had hired a surveyor.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 63 days, by 10/28/08, or a fine of \$50 per day. Motion passed 5 – 0.

Case: CE06111420

Hearing to impose fines

Antoinette Rowe
320 Southwest 31 Avenue

Ms. Paris announced that this case was first heard on 9/25/07 to comply by 11/27/07. Certified mail sent to the owner was accepted on 7/26/08. Ms. Paris listed extensions to the compliance deadline that had been granted since the case was first heard and stated the City was requesting imposition of a \$9,600 fine which would continue to accrue until the property complied.

Ms. Zandalyn Facey-Solomon, Power of Attorney, stated she had written the contractor a check to complete repairs in July, but he had not done the work. Her daughter had tried unsuccessfully to hire another contractor, and subsequently contacted the original contractor, who was present.

Mr. Brian Burns, contractor, said he was the second contractor and his work was complete. The only remaining task was to open part of the roof for a nail inspection, which he estimated could be done within 30 days.

Mr. Wayne Strawn, Building Inspector, did not oppose the extension.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 28-day extension to 9/23/08, during which time no fines would accrue. Motion passed 5 – 0.

Case: CE07032227

Ana Rivera
536 West Melrose Circle

Ms. Paris announced that certified mail sent to the owner was accepted on 8/5/08.

Mr. Burt Ford, Building Inspector, testified to the following violations:
9-280(g)

THERE ARE EXPOSED WIRES IN A JUNCTION BOX ON THE
OUTSIDE BACK OF THE BUILDING.

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) THE PORCH IN THE REAR OF THE BUILDING HAS BEEN
ENCLOSED, APPEARS TO BE 2X4 FRAMING, AND CONVERTED
INTO AN EXTRA BEDROOM.
- 2) NEW DOOR(S) HAVE BEEN INSTALLED IN THE PORCH
CONVERSION.
- 3) NEW WINDOWS HAVE BEEN INSTALLED IN THE PORCH
CONVERSION.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE

FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1) A WALL AIR CONDITIONER HAS BEEN INSTALLED IN
THE PORCH CONVERSION.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1) THE BATHROOM IN THE MAIN HOUSE HAS A NEW
TOILET, NEW SINK, AND FIXTURES.
2) A SINK AND FIXTURES HAVE BEEN ADDED TO THE
PORCH CONVERSION.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1) ELECTRICAL CIRCUITS WERE ADDED TO THE PORCH
CONVERSION.

Inspector Ford presented photos of the property, requested a finding of fact, and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

Inspector Ford informed the Board that the architect had indicated that the electrical system was safe, but the exposed wires in the back should be covered and the rest of the system should be checked as soon as possible. Inspector Ford confirmed that this owner purchased the property with the violations.

Ms. Ana Rivera, owner, confirmed the work was done prior to her purchase of the property. She had received an estimate from an engineer to repair or demolish the illegal work, but could not afford to have the work done. Ms. Rivera had put the house up for sale, and said the realtor had discussed an escrow account and disclosing the violations to the new owner.

Inspector Ford said he had referred Ms. Rivera to Community Development to see if they could help her. Ms. Rivera said the problem was that the house was up for short sale.

Inspector Ford had spoken with the realtor, who assured him any potential buyer would be made aware of the violations.

Motion made by Mr. Elfman, seconded by Ms. Ellis to find in favor of the City and order compliance within 63 days, by 10/28/08, or a fine of \$25 per day, per violation, and to record the order. Motion passed 4 – 1 with Mr. Mitchell opposed.

Case: CE07081051

Boaz Derisse

225 Southwest 12 Avenue

Ms. Paris announced that service was via posting on the property on 8/1/08 and at City Hall on 8/8/08.

Mr. Burt Ford, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) A NEW FENCE HAS BEEN INSTALLED.
- 2) NEW WINDOWS HAVE BEEN INSTALLED.
- 3) NEW DOORS HAVE BEEN INSTALLED.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) A NEW A/C COMPRESSOR HAS BEEN INSTALLED.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) CIRCUITS HAVE BEEN ALTERED/ADDED TO POWER THE NEW A/C COMPRESSOR.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE NEW DOOR(S) AND NEW WINDOW(S) HAVE NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

Inspector Ford presented photos of the property and the case file, requested a Finding of Fact and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Mr. Gerard Pierre-Louis, owner's agent, said he had informed Mr. Ford the owner wanted to comply. Mr. Pierre-Louis intended to obtain permits and complete the work, and felt this could be done in 60 days.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days, by 10/29/08, or a fine of \$50 per day, per violation, and to record the order. Motion passed 5 – 0.

Case: CE08040242

Boaz Derisse

225 Southwest 12 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 8/18/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements said he had spoken with the owner, who informed him he had installed the units without a permit. Inspector Clements presented the case file and recommended ordering compliance within 63 days or a fine of \$250 per day. Inspector Clements noted there were 11 open cases against the property at the moment.

Mr. Gerard Pierre-Louis, owner's agent, agreed to obtain the after-the-fact permit.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 63 days, by 10/28/08, or a fine of \$250 per day and to record the order. Motion passed 4 – 1 with Mr. Lamont opposed.

Case: CE07030441

Esa & David Natour
1901 Northwest 21 Avenue

Ms. Paris announced that this case was first heard on 8/28/07 to comply by 10/23 and 11/27/07. Ms. Paris stated violations were as noted in the agenda, listed extensions to the compliance deadline that had been granted since the case was first heard and stated fines had accrued to \$27,600.

Mr. Esa Natour, owner, described progress made at the property.

Mr. Wayne Strawn, Building Inspector, said he was encouraged Mr. Natour had a contract, had given the contractor a deposit and the application had been submitted. He did not object to a 63-day extension.

Mr. Mitchell remarked on the improvement in the appearance of the property recently.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 63-day extension to 10/28/08, during which time no fines would accrue. Motion passed 5 – 0.

Case: CE08031081

Hearing to impose fines

Vernon Dahl
1415 Southwest 9 Street

Ms. Paris announced this case was to comply by 7/23/08 and fines had accrued to \$8,500.

Mr. Vernon Dahl, owner, requested a 60-day extension. He admitted he had done nothing to address the problem. Mr. Dahl said he now understood he must comply, and had contacted an electrician to do the work.

Mr. Thomas Clements, Fire Inspector, announced that this case was first heard on 6/24/08 and time to comply had been extended to 7/22/08. He had received a letter from Mr. Dahl indicating his willingness to comply, and did not object to granting a 63-day extension.

There was confusion regarding whether Mr. Dahl could pull the permit for this himself and Inspector Clements advised him to contact the Permitting Department.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 28-day extension to 9/23/08/08, during which time no fines would accrue and ordered the respondent to reappear at that hearing. Motion passed 5 – 0.

Case: CE08021003

Henry Ocampo & Martha Torres
803 Northeast 4 Avenue

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 7/22/08. Ms. Paris stated violations were as noted in the agenda and fines had accrued to \$23,800.

Mr. Henry Ocampo, owner, reported the contractor had submitted the permit applications. He requested a 60-day extension.

Mr. Burt Ford, Building Inspector, confirmed that the permit application had been submitted. He did not object to a 63-day extension.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 63-day extension to 10/28/08, during which time no fines would accrue. Motion passed 5 – 0.

Case: CE08041238

Bryce R. Gray Jr.
1000 Northwest 51 Place

Ms. Paris announced that service was via the appearance of the owner at this hearing.

Mr. George Oliva, Building Inspector, testified to the following violations:
47-22.9.

SIGNS WERE INSTALLED WITHOUT PROPER PERMIT.

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) OFFICES WERE REMODELED OR BUILT.
- 2) FRONT GLASS DOOR WAS INSTALLED.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE

FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1) A ROOF TOP CENTRAL A/C PACKAGE WITH DUCT WORK
WAS INSTALLED.
2) WALL A/C UNIT WAS INSTALLED.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN
ALTERED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1) ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING
ADDITIONAL A/C, LIGHTS, WALL OUTLETS AND HAS
NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED
LOADING THROUGH THE PERMITTING PROCESS.

FBC 106.10.3.1

THERE ARE EXPIRED BUILDING AND ELECTRICAL PERMITS
FOR OFFICE RENOVATION, #00031868 - #00031838, WHICH
WERE VOID BUT WORK WAS DONE WITHOUT ANY APPROVALS.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

Withdrawn:

FBC 117.1.2

Inspector Oliva presented photos of the property and recommended ordering
compliance within 91 days or a fine of \$150 per day, per violation. Inspector Oliva
noted that this case had first been opened in 2000.

Mr. Gary Glusman, property manager, explained he had been hired August 21. He had
met with the owner and the tenant, who was responsible for the work done, and
discovered that the contractor had gone out of business. They had also consulted the
architect, who was in the process of drawing new plans. Mr. Glusman believed it would
be 90 to 120 days before work could commence.

Chair Roche reminded Mr. Glusman that the owner, not the tenant, was ultimately
responsible for the property. She advised Mr. Glusman to return to request additional
time, if needed.

Motion made by Mr. Mitchell, seconded by Mr. Lamont, to find in favor of the City and
order compliance within 91 days, by 11/25/08, or a fine of \$150 per day, per violation.
Motion passed 3 – 2 with Mr. Elfman and Ms. Ellis opposed.

Case: CE08041269

Bryce R. Gray Jr.

1004 Northwest 51 Place

Ms. Paris announced that certified mail sent to the owner was accepted on 8/5/08.

Mr. George Oliva, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) STORAGE SHED WAS BUILT IN BACK OF WAREHOUSE WITHOUT A BUILDING PERMIT, OR ZONING APPROVAL. INSTALLED WOOD FRAME COVERED WITH PLYWOOD AND CORRUGATED METAL AWNING ROOF.

FBC 106.10.3.1

THERE ARE EXPIRED BUILDING AND ELECTRICAL PERMITS FOR OFFICE RENOVATION, #00031868 - 00031838, WHICH WERE VOID BUT WORK WAS DONE WITHOUT ANY APPROVALS.

FBC 1604.1

THE STRUCTURE FOR THE WOOD SHED DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

Inspector Oliva presented photos of the property and recommended ordering compliance within 91 days or a fine of \$150 per day, per violation.

Motion made by Mr. Elfman, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 91 days, by 11/25/08, or a fine of \$150 per day, per violation. Motion passed 5 - 0.

Case: CE08031204

N'ice Apartments LLC
889 Southwest Riverside Drive

Ms. Paris announced that this case was first heard on 5/27/08 to comply by 7/22/08. Ms. Paris stated the property was complied and fines had accrued to \$11,500. Notice to the owner was not sent for a hearing to impose fine because the owner had been added the agenda to request an extension.

Mr. Peter Bajic, owner, said he was unaware fines had accrued. Mr. McKelligett advised Mr. Bajic to speak with a supervisor.

Upon returning to the case, Mr. Bajic agreed to have the Board hear a case to impose fines.

Mr. Thomas Clements, Fire Inspector, said the owner had worked diligently to comply. He recommended no fines be imposed.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to impose no fine. Motion passed 5 - 0.

Case: CE08031526

Rogelio Rodriguez
624 Southwest 16 Avenue

Ms. Paris announced that service was via posting on the property on 8/8/08 and at City Hall on 8/8/08.

Mr. Thomas Clements, fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements reported the smoke detectors were installed but lacked a permit. He recommended ordering compliance within 63 days or a fine of \$250 per day.

Mr. Jolly advised that the tenant was present to testify, but could not make any agreement for the owner.

Mr. Samuel Phillips, tenant, confirmed the detectors were installed, and said the owner had consulted an electrical contractor regarding the permits. Inspector Clements said he had spoken with the owner, who agreed to comply.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days, by 10/28/08, or a fine of \$250 per day and to record the order. Motion passed 5 – 0.

Case: CE08030416

Adi Cohen
1405 North Andrews Avenue

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 8/26/08. Ms. Paris stated violations were as noted in the agenda and fines would begin to accrue on 8/27/08. She noted that the original order had been recorded.

Mr. Adi Cohen, owner, reported progress at the property, and said he intended to pull all permits as soon as his new architect provided the plans.

Mr. Gerry Smilen, Building Inspector, confirmed the owner was working to comply and said he would not object to a 91-day extension.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 91-day extension to 11/25/08, during which time no fines would accrue. Motion passed 5 – 0.

[The Board took a break from 1:40 – 1:55]

Case: CE05071272

Allan Senat
211 Southwest 31 Avenue

Ms. Paris announced that service was via posting on the property on 7/30/08 and at City Hall on 8/8/08.

Mr. George Oliva, Building Inspector, testified to the following violations:
FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1) THE CARPORT HAS BEEN CHANGED TO A GARAGE. THE ENCLOSING CBS WALLS ARE FREESTANDING - NO TIE BEAM AND NO TIE INTO EXISTING BUILDING STRUCTURE.
2) GARAGE DOOR AND WINDOW WERE PLACED INTO THE ENCLOSING WALLS WITHOUT THE PROPER TIE DOWN.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1612.1.2

THE WINDOW AND GARAGE DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. THE STRUCTURE FOR THE ROOF DOES NOT MEET THE STANDARD FOR GRAVITY LOADING.

Officer Oliva presented the case file and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 28 day, by 9/23/08, or a fine of \$50 per day, per violation.
Motion passed 5 – 0.

Case: CE05111570

Stipulated agreement

Annieopa LLC
3051 Northeast 32 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted [no date]

Violations:

47-21 G.1.

A LANDSCAPE PLAN IS REQUIRED TO BE ON FILE WITH THE CITY OF FORT LAUDERDALE. THIS PLAN MUST DEMONSTRATE COMPLIANCE WITH THE 50% RETROACTIVE REQUIREMENT FOR LANDSCAPING. THIS LANDSCAPE PLAN IS NOT ON FILE WITH THE CITY OF FORT LAUDERDALE.

THE PROPERTY DOES NOT HAVE THE REQUIRED RETROACTIVE LANDSCAPING.

FBC 105.1

- 1) ROOF STRUCTURES WERE BUILT ON THE SOUTH SIDE OF PROPERTY.
- 2) CANVAS AWNINGS WERE ERECTED.
- 3) AN AWNING STRUCTURE WAS CONVERTED INTO A STORAGE ROOM, INCLUDING, BUT NOT LIMITED TO AN ASPHALT SHINGLE ROOF, WOOD FRAME WALLS AND ROOF STRUCTURE, SEVERAL DOORS, CONCRETE FLOORS, AND INTERIOR BUILD OUT.
- 4) A WALK IN COOLER WAS INSTALLED.
- 5) A FENCE WAS CONSTRUCTED.
- 6) A TRELLIS WAS ERECTED OVER FRONT ENTRANCE.
- 7) AN A/C SUPPORT STRUCTURE WAS ERECTED.
- 8) THE FIRE SPRINKLER SYSTEM WAS ALTERED, SPRINKLER HEADS WERE ADDED.

FBC 105.2.11

- 1) CENTRAL A/C UNITS AND OTHER MECHANICAL SYSTEMS HAVE BEEN INSTALLED, RELOCATED AND/OR REPLACED.

FBC 105.2.4

- 1) A SINK WAS INSTALLED.
- 2) A WATER HEATER WAS INSTALLED.
- 3) THE FIRE SPRINKLER SYSTEM WAS ALTERED AND ENLARGED.

FBC 105.2.5

- 1) EXTERIOR AND INTERIOR LIGHTING AND GENERAL POWER OUTLETS.
- 2) CIRCUITS TO A/C UNITS.
- 3) CIRCUITS TO ICE MACHINES AND WALK IN COOLERS.
- 4) CIRCUIT TO WATER HEATER.

FBC 109.6

WORK WAS DONE AND COVERED UP WITHOUT HAVING PASSED THE REQUIRED INSPECTIONS.

FBC 1604.1

THE ROOF STRUCTURES, STORAGE AND THE A/C SUPPORT STRUCTURE ARE NOT DESIGNED AND CONSTRUCTED ACCORDING TO THE STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED AND DO NOT CONFORM WITH ANY BUILDING CODES PAST OR PRESENT.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply all violations within 91 days, by 11/25/08, or a fine of \$100 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days, by 11/25/08, or a fine of \$100 per day, per violation. Motion passed 5 – 0.

Case: CE06030822

Stipulated agreement

Mandy M. Livingston
1404 Northwest 9 Avenue

Violations:

FBC 105.1

THE BUILDING HAS BEEN REPAIRED AND ALTERED WITHOUT OBTAINING THE REQUIRED PERMITS. THE

ALTERATIONS/REPAIRS INCLUDE THE FOLLOWING;

1. REPLACEMENT OF WINDOWS UNITS AND ENCLOSURE OF THE WINDOW OPENING ON THE NORTH EXPOSURE.
2. REPLACEMENT OF THE CARPORT AND FRONT PORCH COLUMNS.

FBC 105.2.11

THE AIR CONDITIONING COMPRESSOR AT THE REAR OF THE BUILDING HAS BEEN CHANGED OUT WITHOUT OBTAINING THE REQUIRED PERMIT.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply all violations within 91 days, by 11/25/08, or a fine of \$25 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days, by 11/25/08, or a fine of \$25 per day, per violation. Motion passed 5 – 0.

Case: CE07031806

Pardue Properties LLC
1344 Northwest 3 Avenue

Ms. Paris announced that service was via posting on the property on 7/30/08 and at City Hall on 8/8/08.

Mr. Gerry Smilen, Building Inspector, testified to the following violations:
9-280(b)

TWO OF THE ALUMINUM CARPORT COLUMNS SUPPORTING THE ROOF HAVE BEEN STRUCTURALLY COMPROMISED BY IMPACT. THE CHAIN LINK FENCE IS IN DISREPAIR.

FBC 105.1

THE SINGLE FAMILY RESIDENCE HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT FIRST HAVING OBTAINED THE REQUIRED PERMITS:

- 1) A BUILDING ADDITION HAS BEEN ADDED ON THE EAST SIDE.

- 2) A CENTRAL A/C SYSTEM HAS BEEN INSTALLED.
- 3) NEW WINDOWS HAVE BEEN INSTALLED.
- 4) WINDOW AWNINGS HAVE BEEN INSTALLED.
- 5) HOOK UPS FOR A WASHER AND DRYER HAVE BEEN INSTALLED.
- 6) WINDOW SECURITY BARS HAVE BEEN INSTALLED.
- 7) A WOOD FENCE HAS BEEN INSTALLED.

FBC 105.2.1

THE ORIGINAL STRUCTURE HAS BEEN ENLARGED WITH THE ERECTION OF THE ADDITION ON THE EAST SIDE OF THE HOME WITHOUT REQUIRED PERMITS.

FBC 105.2.11

A CENTRAL A/C SYSTEM AND DRYER VENT HAVE BEEN INSTALLED WITHOUT A PERMIT.

FBC 105.2.15

NEW WINDOWS AND DOORS HAVE BEEN INSTALLED WITHOUT A PERMIT.

FBC 105.2.18

A WOOD FENCE HAS BEEN INSTALLED WITHOUT A PERMIT.

FBC 105.2.3

A SCREEN PORCH HAS BEEN DEMOLISHED WITHOUT A PERMIT.

FBC 105.2.4

A WASHING MACHINE HOOK UP HAS BEEN ADDED TO THE PLUMBING SYSTEM WITHOUT A PERMIT.

FBC 105.2.5

PREMISE WIRING FOR A BUILDING ADDITION, WASHING MACHINE, AND DRYER HAVE BEEN INSTALLED WITHOUT A PERMIT. ADDITIONAL CIRCUITRY HAS BEEN PROVIDED FOR A CENTRAL A/C SYSTEM WITHOUT A PERMIT.

FBC 105.2.8

WINDOW AWNINGS HAVE BEEN INSTALLED WITHOUT A PERMIT.

FBC 109.6

THE FOLLOWING WORK HAS BEEN DONE WITHOUT HAVING THE WORK APPROVED BY FIELD INSPECTION:

- 1) THE EXPANSION OF THE BUILDING FOOTPRINT BY THE CONSTRUCTION OF A BUILDING ADDITION ON THE EAST.
- 2) INSTALLATION OF A CENTRAL A/C SYSTEM.
- 3) INSTALLATION OF NEW WINDOWS AND DOORS.
- 4) INSTALLATION OF WASHER/DRYER HOOK UPS.

FBC 1626.1

NEW WINDOWS AND DOORS THAT HAVE BEEN INSTALLED DO NOT MEET THE REQUIREMENTS FOR HIGH VELOCITY HURRICANE ZONES.

FBC R310.1.4

SECURITY BARS AND MESH HAVE BEEN PUT OVER WINDOWS

WITHOUT A PERMIT. THESE BARS ARE NOT RELEASABLE OR
REMOVABLE FROM THE INSIDE AS REQUIRED.

Inspector Smilen presented photos of the property, described the violations and recommended ordering compliance within 30 days or a fine of \$150 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City and order compliance within 28 days, by 9/23/08, or a fine of \$150 per day, per violation. Motion passed 5 – 0.

The following 7 cases for the same owner were heard together:

Case: CE07061975

American One Inc
801 Southwest 20 Terrace

Ms. Paris announced that service was via posting on the property on 7/2/08 and at City Hall on 8/8/08.

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:
FBC 105.1

- 1) AN ALUMINUM PORCH WAS CONSTRUCTED IN THE REAR OF THE MAIN BUILDING.
- 2) THE INTERIOR WALLS AND CEILINGS, ELECTRIC, PLUMBING AND MECHANICAL OF THE MAIN BUILDING WERE GUTTED.

9-280(f)

THE PLUMBING SYSTEM HAS BEEN COMPROMISED DUE TO FIRE DAMAGE AND IS NOT IN GOOD SANITARY WORKING CONDITION AND FREE FROM DEFECTS.

9-280(g)

THE ELECTRICAL WIRING AND ACCESSORIES HAVE BEEN PARTIALLY DESTROYED AND ARE NOT MAINTAINED IN A GOOD, SAFE WORKING MANNER.

9-280(b)

DUE TO FIRE DAMAGE, THE WINDOWS, INTERIOR WALLS, CEILINGS, DOORS, KITCHEN AND BATHROOMS HAVE BEEN COMPROMISED, PARTIALLY REMOVED AND ARE NOT IN GOOD REPAIR.

Inspector Hruschka explained that this case had begun because of a fire. He noted that the owner had acted very quickly to start the repairs and been in constant contact. Since the initial violation, seven other properties in the area belonging to this owner had been discovered with similar violations. Inspector Hruschka presented photos of the property and recommended ordering compliance within 30 days or a fine of \$100 per day, per violation and to record the order.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 28 days, by 9/23/08, or a fine of \$100 per day, per violation and to record the order. Motion passed 5 – 0.

Case: CE07101431

American One Inc
1500 Davie Boulevard

Ms. Paris announced that service was via posting on the property on 7/2/08 and at City Hall on 8/8/08.

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:
9-280(b)

THE BUILDING IS NOT STRUCTURALLY SOUND AND MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. EXTERIOR DOOR AND WINDOW INSTALLATIONS ARE INCOMPLETE. WINDOWS ARE INOPERABLE.

9-280(d)

THE EXTERIOR WALLS ARE SUBJECT TO DETERIORATION AND ARE NOT PROTECTED FROM THE ELEMENTS. PAINT IS PEELING, CRACKING AND FADING. CAULKING IS MISSING. STRUCTURAL CRACKS ALLOW WATER PENETRATION.

9-280(h)

THE FENCE IS IN DISREPAIR.

FBC 105.1

- 1) NEW WINDOWS WERE INSTALLED.
- 2) THE MAIN KITCHEN WAS REMODELED.
- 3) A SECOND KITCHEN WAS INSTALLED IN THE CARPORT CONVERSION.
- 4) THE PORCH WAS ENCLOSED.
- 5) EXTERIOR DOORS WERE INSTALLED/REPLACED.
- 6) BATHROOMS WERE ADDED.
- 7) INTERIOR WALLS WERE CONSTRUCTED TO CREATE ADDITIONAL BEDROOMS.
- 8) THE FENCE WAS PARTIALLY REPAIRED AND REPLACED.
- 9) THE ENCLOSED CARPORT WAS CONVERTED INTO AN APARTMENT.

FBC 105.2.11

WALL AND WINDOW UNITS WERE INSTALLED.

FBC 105.2.4

- 1) BATHROOM SINK AND TOILETS WERE REPLACED.
- 2) KITCHEN SINKS WERE REPLACED.
- 3) A DISHWASHER AND DISPOSAL WERE INSTALLED.
- 4) GENERAL ALTERATIONS TO THE PLUMBING SYSTEMS

WERE DONE.

FBC 105.2.5

- 1) EXTERIOR AND INTERIOR OUTLETS WERE MOVED AND ADDED.
- 2) CIRCUITS FOR CARPORT AREA WERE ADDED.
- 3) CIRCUITS FOR ILLEGAL KITCHEN WERE ADDED.
- 4) SERVICE WAS UPGRADED TO 150 AMPS.
- 5) INTERIOR BREAKER PANEL WAS REPLACED.
- 6) GENERAL PREMISE WIRING WAS ALTERED.
- 7) THERE ARE NO GFI OUTLETS IN KITCHEN(S) OR BATH(S).
- 8) THE ELECTRICAL LOADS IMPOSED ON THE CIRCUITS INCLUDING BUT NOT LIMITED TO THE PORCH BEDROOM, LIVING ROOM AND CARPORT, EXCEED THE CAPACITY OF THE EXISTING CIRCUITRY.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE ENCLOSURES WERE NOT CONSTRUCTED IN ACCORDANCE WITH STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

FBC 1626.1

THE EXTERIOR DOOR ON THE UTILITY ROOM BEDROOM IS AN INTERIOR HOLLOW CORE DOOR; IT WILL NOT PASS IMPACT TESTS.

Inspector Hruschka presented photos of the property and recommended ordering compliance within 30 days or a fine of \$100 per day, per violation and to record the order. He informed the Board that all of the properties were now vacant and had signs that indicated the owner and management company had left the area.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City and order compliance within 28 days, by 9/23/08, or a fine of \$100 per day, per violation and to record the order. Motion passed 5 – 0.

Case: CE07101433

American One Inc
1506 Davie Boulevard

Ms. Paris announced that service was via posting on the property on 7/2/08 and at City Hall on 8/8/08.

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:
9-280(b)

BUILDING IS NOT STRUCTURALLY SOUND AND MAINTAINED IN A SECURED AND ATTRACTIVE MANNER. EXTERIOR DOOR AND WINDOW INSTALLATIONS ARE INCOMPLETE. WINDOWS

WINDOWS ARE INOPERABLE.

9-280(d)

THE EXTERIOR WALLS ARE SUBJECT TO DETERIORATION AND ARE NOT PROTECTED FROM THE ELEMENTS. PAINT IS PEELING, CRACKING AND FADING. CAULKING IS MISSING. STRUCTURAL CRACKS ALLOW WATER PENETRATION.

9-280(h)

THE FENCE IS IN DISREPAIR. THE ACCESSORY STRUCTURES ARE NOT BEING KEPT IN A REASONABLY CLEAN AND SANITARY CONDITION. THE POOL IS GREEN AND LOW ON WATER. THE SCREEN PATIO DAMAGED.

FBC 105.1

- 1) NEW WINDOWS WERE INSTALLED. GLASS BLOCK.
- 2) THE KITCHEN WAS REMODELED.
- 3) EXTERIOR DOORS WERE INSTALLED/REPLACED.
- 4) THE FENCE WAS PARTIALLY REPAIRED AND REPLACED.
- 5) FRONT ENTRY OVERHANG ADDED TO ROOFLINE.
- 6) THE PORCH HAS BEEN ENCLOSED FOR USE AS A BEDROOM.

FBC 105.2.11

WALL AND WINDOW UNITS WERE INSTALLED.

FBC 105.2.4

- 1) BATHROOM SINK AND TOILETS WERE REPLACED.
- 2) KITCHEN SINKS WERE REPLACED.
- 3) GENERAL ALTERATIONS TO THE PLUMBING SYSTEMS.

FBC 105.2.5

- 1) EXTERIOR AND INTERIOR OUTLETS WERE MOVED AND ADDED.
- 2) THE GENERAL PREMISES WIRING WAS ALTERED.
- 3) THE BREAKER BOX WAS LOCATED IN ONE OF THE BATHROOMS.
- 4) THE ELECTRICAL LOADS IMPOSED ON THE CIRCUITS INCLUDING BUT NOT LIMITED TO THE PORCH BEDROOM, LIVING ROOM AND CARPORT, EXCEED THE CAPACITY OF THE EXISTING CIRCUITRY.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE ENCLOSURES WERE NOT CONSTRUCTED IN ACCORDANCE WITH STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

Inspector Hruschka presented photos of the property and the case file and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation and to record the order.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 28 days, by 9/23/08, or a fine of \$100 per day, per violation and to record the order. Motion passed 5 – 0.

Case: CE07101438

American One Inc
1514 Davie Boulevard

Ms. Paris announced that service was via posting on the property on 7/2/08 and at City Hall on 8/8/08.

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:
9-280(b)

THE BUILDING IS NOT STRUCTURALLY SOUND AND MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. EXTERIOR DOOR AND WINDOW INSTALLATIONS ARE INCOMPLETE AND INOPERABLE. THE ROOF IS LEAKING.

9-280(d)

THE EXTERIOR WALLS ARE SUBJECT TO DETERIORATION AND ARE NOT PROTECTED FROM THE ELEMENTS. PAINT IS PEELING, CRACKING AND FADING. CAULKING IS MISSING. STRUCTURAL CRACKS ALLOW WATER PENETRATION.

9-280(f)

THE PLUMBING IS NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

9-280(g)

ELECTRICAL WIRES AND ACCESSORIES ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

9-280(h)

THE FENCE IS IN DISREPAIR.

FBC 105.1

- 1) NEW WINDOWS WERE INSTALLED.
- 2) THE KITCHEN WAS REMODELED.
- 3) THE PORCH WAS ENCLOSED.
- 4) EXTERIOR DOORS WERE INSTALLED/REPLACED.
- 5) BATHROOMS WERE ADDED.
- 6) THE ENCLOSED CARPORT WAS CONVERTED INTO APARTMENTS.

FBC 105.2.11

WALL AND WINDOW A/C UNITS HAVE BEEN INSTALLED.

FBC 105.2.4

- 1) BATHROOM SINK(S) AND TOILET(S) WERE REPLACED.
- 2) KITCHEN SINK(S) WERE REPLACED.
- 3) GENERAL ALTERATIONS TO THE PLUMBING SYSTEMS.
- 4) A BATHROOM WAS ADDED IN THE CONVERTED CARPORT BEDROOM.

FBC 105.2.5

- 1) EXTERIOR AND INTERIOR OUTLETS HAVE BEEN MOVED AND/OR ALTERED. THE LOADS IMPOSED ON SOME CIRCUITS ESPECIALLY, BUT NOT LIMITED TO, IN THE PORCH BEDROOM, LIVING ROOM AND CARPORT EXCEED THE CAPACITY OF THE EXISTING CIRCUITRY.
- 2) CIRCUITS TO THE CONVERTED CARPORT HAVE BEEN ADDED.
- 3) INTERIOR BREAKER PANEL WAS REPLACED IN THE BATHROOM.

FBC 109.6

WORK HAS BEEN COVERED UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS AND APPROVALS.

FBC 1604.1

THE ENCLOSURES HAVE NOT BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

Inspector Hruschka presented photos of the property, described the violations and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation and to record the order.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 28 days, by 9/23/08, or a fine of \$100 per day, per violation and to record the order. Motion passed 5 – 0.

Case: CE07101439

American One Inc
1518 Davie Boulevard

Ms. Paris announced that service was via posting on the property on 7/2/08 and at City Hall on 8/8/08.

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:

9-280(b)

BUILDING IS NOT STRUCTURALLY SOUND AND MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.

9-280(d)

THE EXTERIOR WALLS ARE SUBJECT TO DETERIORATION AND ARE NOT PROTECTED FROM THE ELEMENTS. PAINT IS PEELING, CRACKING AND FADING. CAULKING IS MISSING. STRUCTURAL CRACKS ALLOW WATER PENETRATION.

9-280(h)

THE FENCE IS IN DISREPAIR.

FBC 105.1

- 1) NEW WINDOWS WERE INSTALLED.
- 2) THE MAIN KITCHEN WAS REMODELED.

- 3) A SHED WAS INSTALLED, AND IS BEING USED AS AN UTILITY/LAUNDRY ROOM.
- 4) THE ENCLOSED CARPORT WAS CONVERTED INTO AN APARTMENT.
- 5) A SECOND KITCHEN WAS INSTALLED IN THE CARPORT CONVERSION.
- 6) THE PORCH WAS ENCLOSED.
- 7) EXTERIOR DOORS WERE INSTALLED/REPLACED.
- 8) A BATHROOM WAS ADDED.
- 9) INTERIOR WALLS WERE CONSTRUCTED TO CREATE ADDITIONAL BEDROOMS.

FBC 105.2.11

- 1) WALL AND WINDOW A/C UNITS WERE INSTALLED.
- 2) A DRYER WAS INSTALLED IN SHED-HOUSE, WITHOUT PROPER VENTILATION.

FBC 105.2.4

- 1) BATHROOM SINKS AND TOILETS WERE REPLACED.
- 2) KITCHEN SINKS WERE REPLACED, AND A DISPOSAL WAS ADDED.
- 3) GENERAL ALTERATIONS TO THE PLUMBING SYSTEMS WERE DONE.
- 4) A WASHER & DRYER WERE INSTALLED IN AN EXTERIOR SHED.
- 5) A KITCHEN SINK WAS INSTALLED IN THE CARPORT CONVERSION, A WATER HEATER WAS RELOCATED TO THE UTILITY SHED.

FBC 105.2.5

- 1) EXTERIOR AND INTERIOR OUTLETS WERE MOVED AND ADDED.
- 2) CIRCUITS FOR CARPORT AREA WERE ADDED.
- 3) CIRCUITS FOR ILLEGAL KITCHEN WERE ADDED.
- 4) INTERIOR BREAKER PANEL WAS REPLACED, AN EXTERIOR PANEL WAS ADDED INSIDE THE SHED TO POWER THE WASHER & DRYER.
- 5) GENERAL PREMISES WIRING WAS ALTERED.
- 6) THE ELECTRICAL LOADS IMPOSED ON THE CIRCUITS INCLUDING BUT NOT LIMITED TO THE PORCH BEDROOM, LIVING ROOM AND CARPORT, EXCEED THE CAPACITY OF THE EXISTING CIRCUITRY.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 110.1.1

THE SINGLE FAMILY RESIDENCE WAS CONVERTED INTO A DUPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

FBC 1604.1

THE ENCLOSURES WERE NOT CONSTRUCTED IN ACCORDANCE

WITH STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.
FBC 708.3
THE REQUIRED FIRE SEPARATION BETWEEN THE UNITS HAS
NOT BEEN MAINTAINED.

Inspector Hruschka presented photos of the property, described the violations and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation and to record the order.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City and order compliance within 28 days, by 9/23/08, or a fine of \$100 per day, per violation and to record the order. Motion passed 5 – 0.

Case: CE07101441

American One Inc
1522 Davie Boulevard

Ms. Paris announced that service was via posting on the property on 7/2/08 and at City Hall on 8/8/08.

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:
9-280(b)

THE BUILDING IS NOT STRUCTURALLY SOUND AND
MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. THE
ROOF SURFACES SHALL BE WATERTIGHT.

9-280(d)

THE EXTERIOR WALLS ARE SUBJECT TO DETERIORATION
AND ARE NOT PROTECTED FROM THE ELEMENTS. PAINT IS
PEELING, CRACKING AND FADING. CAULKING IS MISSING.
STRUCTURAL CRACKS ALLOW WATER PENETRATION.

9-280(h)

THE FENCE IS IN DISREPAIR.

FBC 105.1

- 1) NEW WINDOWS WERE INSTALLED.
- 2) THE CARPORT WAS ENCLOSED, AND CONVERTED INTO AN APARTMENT.
- 3) A SECOND KITCHEN WAS INSTALLED IN THE CARPORT CONVERSION.
- 4) THE PORCH WAS ENCLOSED.
- 5) EXTERIOR DOORS WERE INSTALLED/REPLACED.
- 6) BATHROOMS WERE ADDED IN THE MAIN HOUSE & CARPORT.
- 7) INTERIOR WALLS WERE CONSTRUCTED TO CREATE A BEDROOM AND A BATHROOM.
- 8) THE FENCE WAS PARTIALLY REPAIRED AND REPLACED.

- 9) THE WINDOW ON THE SOUTHWEST CORNER WAS COVERED.
- 10) A LOAD BEARING WALL WAS PARTIALLY REMOVED.
BETWEEN THE HALLWAY AND THE LIVING ROOM.

FBC 105.2.11

- 1) WALL AND WINDOW UNITS WERE INSTALLED.
- 2) A CENTRAL A/C UNIT WAS INSTALLED.

FBC 105.2.4

- 1) BATHROOM SINKS AND TOILETS WERE REPLACED.
- 2) GENERAL ALTERATIONS TO THE PLUMBING SYSTEMS WERE DONE.

FBC 105.2.5

- 1) EXTERIOR AND INTERIOR OUTLETS WERE MOVED AND/OR ADDED.
- 2) CIRCUITS FOR CARPORT AREA WERE ADDED.
- 3) A CIRCUIT TO POWER THE CENTRAL A/C UNIT WAS ADDED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE ENCLOSURES WERE NOT CONSTRUCTED IN ACCORDANCE WITH STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

FBC 110.1.1

THE SINGLE FAMILY HOME WAS CONVERTED INTO A DUPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

Inspector Hruschka presented photos of the property, described the violations and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation and to record the order.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City and order compliance within 28 days, by 9/23/08, or a fine of \$100 per day, per violation and to record the order. Motion passed 5 – 0.

Case: CE07101444

American One Inc
1604 Davie Boulevard

Ms. Paris announced that service was via posting on the property on 7/2/08 and at City Hall on 8/8/08.

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:
9-280(d)

THE EXTERIOR WALLS ARE SUBJECT TO DETERIORATION AND ARE NOT PROTECTED FROM THE ELEMENTS. PAINT IS PEELING, CRACKING AND FADING. CAULKING IS MISSING. STRUCTURAL CRACKS ALLOW WATER PENETRATION.

FBC 105.2.11

A ROOF PACKAGE A/C UNIT AND WINDOW UNITS WERE
INSTALLED.

FBC 105.2.5

A CIRCUIT WAS ADDED TO POWER ROOF PACKAGE A/C
UNIT.

Inspector Hruschka presented photos of the property, described the violations and recommended ordering compliance within 30 days or a fine of \$100 per day, per violation and to record the order.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 28 days, by 9/23/08, or a fine of \$100 per day, per violation and to record the order. Motion passed 5 – 0.

Case: CE07071353

Stipulated agreement

Edner & Claudine Jean
1155 Northwest 9 Avenue

Violations:

18-1.(a)

THE SEPTIC TANK IN THE REAR YARD HAS NOT BEEN
PROPERLY ABANDONED. THIS IS PROHIBITED AND
CONSTITUTES PRIMA FACIE EVIDENCE OF MAINTAINING A
NUISANCE INJURIOUS TO HEALTH ACCORDING TO S.S.
386.041(1).

FBC 105.1

THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING
THE REQUIRED PERMITS. THE ALTERATIONS ARE AS
LISTED:

1. CARPORT ENCLOSED, FLOOR PLAN ALTERED, DOORS
INSTALLED.
2. A 20' X 20' STORAGE ROOM ATTACHED TO THE REAR
OF THE BUILDING HAS BEEN COMPLETED (IT WAS
APPROVED AS A SHELL ONLY) AND CONVERTED TO LIVING
AREA.
3. THE WINDOWS OF THE BUILDING HAVE BEEN REPLACED.
4. THE SUPPORT BEAM SUPPORTING THE ROOF PROJECTION
ON THE FRONT OF THE CARPORT HAS BEEN REMOVED AND
REPLACED WITH A WALL.

FBC 105.2.11

AIR CONDITIONING EQUIPMENT HAS BEEN INSTALLED
WITHOUT OBTAINING THE REQUIRED PERMITS. THE
EQUIPMENT INCLUDES A CENTRAL AIR CONDITIONING
SYSTEM AND UNITS INSTALLED IN THE WINDOWS.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN

EXPANDED.

THE EXPANSION INCLUDES, BUT MAY NOT BE LIMITED TO, THE ADDITION OF A BATHROOM WITH SUPPLY AND WASTE PIPING INSTALLED TO SERVE THE BATHROOM. (THIS PIPING LIES ON THE SURFACE IN THE REAR YARD) AND A SINK INSTALLED ON THE EXTERIOR OF THE BUILDING (WEST EXPOSURE).

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN EXPANDED WITHOUT OBTAINING THE REQUIRED PERMITS. THE EXPANSION INCLUDES, BUT MAY NOT BE LIMITED TO, A CIRCUIT TO POWER A CENTRAL AIR CONDITIONING SYSTEM AND PREMISES WIRING INSTALLED IN THE STORAGE ROOM THAT HAS BEEN CONVERTED TO LIVING SPACE.

FBC 109.6

THE BUILDING ALTERATIONS HAVE BEEN ACCOMPLISHED WITHOUT THE SUCCESSIVE INSPECTIONS REQUIRED BY THE FLORIDA BUILDING CODE.

FBC 1612.1.2

THE BUILDING ALTERATIONS DO NOT COMPLY WITH THE REQUIRED RESISTANCE TO WIND LOADING. THE ALTERATIONS INCLUDE: THE ENCLOSURE OF THE CARPORT, THE INSTALLATION OF DOORS, WINDOWS, AND AIR CONDITIONING EQUIPMENT.

FBC 1626.1

THE WINDOWS, DOORS AND ENCLOSING WALLS OF THE CARPORT HAVE NOT DEMONSTRATED COMPLIANCE WITH THE REQUIRED RESISTANCE TO WIND BORNE DEBRIS THROUGH THE PERMITTING PROCESS.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply all violations within 91 days, by 11/25/08, or a fine of \$25 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days, by 11/25/08, or a fine of \$25 per day, per violation. Motion passed 5 – 0.

Case: CE07080497

Stipulated agreement

Harold J & Corinne Osborne
4825 Northeast 19 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 8/5/08.

Violations:

FBC 105.1

- 1) A GENERATOR WAS INSTALLED.
- 2) A DRIVEWAY WAS ENLARGED AND RESURFACED.

FBC 105.2.4

A GAS LINE HAS BEEN INSTALLED FOR THE GENERATOR.

FBC 105.2.5

A GENERATOR HAS BEEN CONNECTED TO THE MAIN PANEL.

25-13

THE SWALE AREA OF THE RIGHT-OF-WAY HAS BEEN PAVED
OVER WITHOUT OBTAINING APPROVAL FROM THE ENGINEERING
DEPARTMENT.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day, per violation. The Board would not approve the stipulated agreement.

Mr. Jorg Hruschka, Building Inspector, informed the Board that the owner's wife was on oxygen and the property was going into foreclosure. He said he had suggested the 91 days because he did not want to ask the owner to disconnect the generator during hurricane season considering his wife's health issues. He remarked that the generator had been installed by a certified electrician, but there was an issue regarding the placement of the unit.

The Board wished to record the order, and determined they must reschedule the case for a hearing in order to do this.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approved the stipulated agreement and ordered compliance within 91 days or a fine of \$100 per day, per violation. Motion **failed** 0 – 5.

Ms. Paris stated the case would be rescheduled.

Case: CE07091556

HSBC Bank USA
C/O EMC Mortgage Corp.
2152 Northeast 62 Court

Ms. Paris announced that certified mail sent to the owner was accepted [no date].

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:

FBC 105.1

A FRONT DOOR HAS BEEN REPLACED.

FBC 105.2.5

THE ELECTRICAL SYSTEM WAS ALTERED. POWER FOR WALL
SCONCES WAS ADDED.

Inspector Hruschka presented photos of the property and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation, and to record the order.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 28 days, by 9/23/08, or a fine of \$100 per day, per violation and to record the order. Motion passed 5 – 0.

Case: CE07101512

Stipulated agreement

Norman G. Taylor III
820 Northeast 19 Terrace

Violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO:

- 1) WINDOWS WERE REMOVED AND THE OPENINGS ENLARGED TO INSTALL FRENCH DOORS.
- 2) EXTERIOR ENTRY DOORS WERE INSTALLED/REPLACED.
- 3) WINDOWS WERE REPLACED/INSTALLED.
- 4) A SHED WAS BUILT IN REAR YARD.
- 5) KITCHENS WERE ADDED AND/OR REPLACED.

FBC 105.2.4

THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO:

- 1) A WASHER WAS INSTALLED IN THE CARPORT AREA.
- 2) ALTERATIONS TO THE PLUMBING SYSTEM.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO:

- 1) ELECTRIC CIRCUITS WERE INSTALLED TO POWER A/C UNITS.
- 2) ELECTRIC CIRCUITS WERE INSTALLED TO POWER THE WASHER AND DRYER IN THE CARPORT.
- 3) ELECTRIC CIRCUITS WERE INSTALLED TO SERVICE EXTRA KITCHEN.
- 4) EXTERIOR SITE LIGHTS WERE INSTALLED IN FRONT AND ON FENCE.

FBC 105.2.11

THE MECHANICAL SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO:

- 1) WALL A/C UNITS WERE REPLACED.

FBC 110.1.1

THE USE AND THE OCCUPANCY OF THE BUILDING HAVE CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

FBC 708.3

THE REQUIRED FIRE-RESISTANCE RATINGS AND SEPARATIONS BETWEEN THE SEPARATE UNITS HAVE NOT BEEN PROVIDED.

9-280(g)

THE EXTERIOR WIRING IS NOT MAINTAINED IN A SAFE CONDITION.

9-280(h)(1)

THE FENCE IS IN DISREPAIR AND STRUCTURALLY UNSOUND.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply all violations within 91 days, by 11/25/08, or a fine of \$100 per day, per violation.

Mr. Jorg Hruschka, Building Inspector, testified that he had seen a full, sealed set of plans; this was why he had suggested 91 days.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days, by 11/25/08, or a fine of \$100 per day, per violation. Motion passed 5 – 0.

Case: CE07121136

Joey Costales

3401 Southwest 16 Street

Ms. Paris announced that service was via posting on the property on 8/1/08 and at City Hall on 8/8/08.

Mr. Burt Ford, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) THE KITCHEN HAS BEEN REMODELED.
- 2) THE BATHROOM HAS BEEN REMODELED.
- 3) THE FRONT ENTRY DOOR HAS BEEN REPLACED.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) THE CENTRAL A/C COMPRESSOR HAS BEEN REPLACED.
- 2) WALL UNIT AIR CONDITIONERS HAVE BEEN INSTALLED.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) PLUMBING FIXTURES HAVE BEEN REPLACED IN THE KITCHEN.

- 2) PLUMBING FIXTURES HAVE BEEN REPLACED IN THE BATHROOM.
- 3) THE WATER HEATER IN THE GARAGE HAS BEEN REPLACED.
- 4) PLUMBING AND PIPING HAVE BEEN ALTERED/ADDED IN THE GARAGE.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) EXTERIOR AND INTERIOR LIGHT FIXTURES HAVE BEEN INSTALLED.
- 2) CIRCUITS HAVE BEEN ALTERED/ADDED THAT POWER THE WATER HEATER IN THE GARAGE.
- 3) CIRCUITS HAVE BEEN ALTERED/ADDED THAT POWER THE A/C COMPRESSOR.
- 4) CIRCUITS HAVE BEEN ALTERED/ADDED DURING THE KITCHEN AND BATHROOM REMODELS.
- 5) CIRCUITS HAVE BEEN ALTERED/ADDED FOR THE WALL A/C UNITS.

FBC 106.10.3.1

THE FOLLOWING PERMITS HAVE NOT HAD AN INSPECTION WITHIN THE LAST NINETY DAYS, THUS ARE CONSIDERED EXPIRED:

- 1) CONCRETE DRIVEWAY PERMIT #04051413.
- 2) RE-ROOF PERMIT #06092468.
- 3) WINDOW AND STUCCO PERMIT #07012212.
- 4) POOL PERMIT #07020334.
- 5) POOL PLUMBING PERMIT #07020336.
- 6) POOL ELECTRIC PERMIT #07020335.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1604.1

THE FRONT ENTRY DOOR HAS NOT BEEN DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD REQUIREMENTS THROUGH THE PERMIT AND INSPECTION PROCESS.

Inspector Ford stated the owner had begun work on the property and abandoned the work. He noted that the property was for sale. Inspector Ford presented photos of the property, requested a Finding of Fact and recommended ordering compliance within 28 days, by 9/23/08 or a fine of \$100 per day, per violation.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 28 days, by 9/23/08 or a fine of \$100 per day, per violation and to record the order. Motion passed 5 – 0.

Case: CE08021711

Solange Francois
431 Southwest 31 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 8/6/08.

Mr. Gerry Smilen, Building inspector, testified to the following violations:
9-306

AN ILLEGALLY ENCLOSED CARPORT HAS BEEN DAMAGED BY A VEHICULAR COLLISION. THE FRONT WALL COLUMN IS STRUCTURALLY DAMAGED AND NEEDS TO BE REPAIRED OR REPLACED.

FBC 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED BY ENCLOSING THE FRONT PORCH AND CARPORT WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 105.2.11

A WALL A/C UNIT HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMIT.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT WITH THE INSTALLATION OF PREMISES WIRING FOR THE ENCLOSED PORCH AND CARPORT.

FBC 109.6

THE FRONT PORCH AND CARPORT HAVE BEEN ENCLOSED WITHOUT OBTAINING THE REQUIRED INSPECTION APPROVALS.

FBC 1604.1

THE WALLS OF THE ENCLOSED CARPORT AND FRONT PORCH HAVE NOT BEEN DEMONSTRATED TO WITHSTAND WIND LOAD, GRAVITY, AND STRENGTH REQUIREMENTS BY THE FLORIDA BUILDING CODE.

Inspector Smilen presented photos of the property, described the violations, requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation. He had spoken with the owner, who was in a dispute with the insurance company regarding the property.

Motion made by Mr. Elfman, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 28 days, by 9/23/08, or a fine of \$100 per day, per violation and to record the order. Motion passed 5 – 0.

Case: CE08031367

Noah Conti & Patricia Gulati
813 Southwest 4 Court

Stipulated agreement

Violations:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 28 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City, approve the stipulated agreement and order compliance within 28 days, by 9/23/08, or a fine of \$250 per day. Motion passed 5 – 0.

Case: CE08031379

Jennifer E. Thompson
711 Southwest 15 Avenue

Ms. Paris announced that service was via posting on the property on 8/8/08 and at City Hall on 8/8/08.

Mr. Thomas Clements, fire Inspector, testified to the following violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements recommended ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Mr. Elfman, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 63 days or a fine of \$250 per day. Motion passed 5 – 0.

Case: CE08031510

Julina Dorval
700 Southwest 16 Avenue

Ms. Paris announced that service was via posting on the property on 8/8/08 and at City Hall on 8/8/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements recommended ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days, by 10/28/08, or a fine of \$250 per day. Motion passed 5 – 0.

Case: CE08031516

O'Neal Baptiste
632 Southwest 16 Avenue

Ms. Paris announced that service was via posting on the property on 8/8/08 and at City Hall on 8/8/08.

Mr. Thomas Clements, fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements recommended ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days, by 10/28/08, or a fine of \$250 per day. Motion passed 5 – 0.

Case: CE08031527

Stipulated agreement

Karen Abeleda
608 Southwest 16 Avenue

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days, by 10/28/08, or a fine of \$250 per day.

Motion made by Mr. Elfman, seconded by Mr. Mitchell, to find in favor of the City, approve the stipulated agreement and order compliance within 63 day, by 10/28/08, or a fine of \$250 per day. Motion passed 5 – 0.

Case: CE08031541

1115 Terrace Corp
1115 Southwest 15 Terrace

Ms. Paris announced that certified mail sent to the owner and registered agent were accepted on 7/22/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements recommended ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days, by 10/28/08, or a fine of \$250 per day. Motion passed 5 – 0.

Case: CE08031548

Stipulated agreement

Oscar Houseman,
Bridget & Jacobs Hector, J et al
715 Southwest 15 Avenue

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days, by 10/28/08, or a fine of \$250 per day.

Motion made by Mr. Lamont, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 63 days, by 10/28/08, or a fine of \$250 per day. Motion passed 5 – 0.

Case: CE08031560

Sailboat Landings LLC
709 Southwest 4 Court

Ms. Paris announced that certified mail sent to the owner and registered agent were accepted on 7/22/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements recommended ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days, by 10/28/08, or a fine of \$250 per day. Motion passed 5 – 0.

Case: CE08040002

Marie Desir
1146 North Andrews Avenue

Ms. Paris announced that service was via posting on the property on 8/1/08 and at City Hall on 8/8/08.

Mr. Burt Ford, Building Inspector, testified to the following violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) NEW WINDOWS HAVE BEEN INSTALLED.
- 2) NEW DOORS HAVE BEEN INSTALLED.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING
THE REQUIRED APPROVALS.

FBC 1604.1

THE NEW WINDOWS AND DOORS HAVE NOT BEEN
DEMONSTRATED TO BE ABLE TO WITHSTAND WIND LOAD
REQUIREMENTS THROUGH THE PERMIT AND INSPECTION
PROCESS.

FBC 1626.1

THE NEW WINDOWS AND NEW DOORS WITH GLASS NEED TO
BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED
HURRICANE PROTECTION SYSTEM.

Inspector Ford requested a Finding of Fact and recommended ordering compliance within 28 days or a fine of \$ 50 per day, per violation.

Motion made by Mr. Elfman, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 28 days, by 9/23/08, or a fine of \$ 50 per day, per violation. Motion passed 5 – 0.

Case: CE08040220

Danielle Fulco
308 Southwest 12 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 8/14/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements recommended ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Mr. Elfman, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 63 days, by 10/28/08, or a fine of \$250 per day. Motion passed 5 – 0.

Case: CE08040228

Carlos E. Uzcategui & Juan Garcia
211 Southwest 7 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 7/25/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements recommended ordering compliance within 63 days or a fine of \$250 per day.

Motion made by Mr. Elfman, seconded by Ms Ellis, to find in favor of the City and order compliance within 63 days, by 10/28/08, or a fine of \$250 per day. Motion passed 5 – 0.

Case: CE08040564

Wells Fargo Bank NA
C/O Wachovia Mortgage Corp
1133 Northwest 2 Street

Ms. Paris announced that certified mail sent to the owner and registered agent were accepted on 8/4/08.

Mr. George Oliva, Building Inspector, testified to the following violations:
FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

- 1) FOUR WINDOWS WERE REPLACED.
- 2) FOUR ENTRANCE DOORS WERE REPLACED.
- 3) FOUR KITCHEN AND BATHROOMS WERE REMODELED.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) FOUR A/C WALL UNITS WERE INSTALLED.
- 2) FOUR WINDOWS UNITS WERE PLACED IN THE WINDOWS.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) KITCHENS AND BATHROOMS FIXTURES WERE REPLACED.
- 2) DRAIN PIPES WERE CHANGED TO PVC FROM METAL.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) REMODELED WORK FOR KITCHENS AND BATHROOMS.
- 2) FOUR A/C UNITS WERE INSTALLED IN THE WALL AND ALSO FOUR WINDOW UNITS WERE PLACED IN THE WINDOWS, INCREASING THE LOAD DEMAND ON EXISTING CIRCUITS.

FBC 106.10.3.1

THERE ARE SEVERAL EXPIRED BUILDING, MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS AS FOLLOWS:

- 1) PERMIT #03072568 INSTALL FOUR WINDOWS, AND FOUR DOORS.
- 2) PERMIT #04020210 FOR AFTER THE FACT FOR KITCHEN REMODEL.
- 3) PERMIT #03100227 TO INSTALL FOUR WALL A/C UNITS.
- 4) PERMIT #04020730 FOR REPLACEMENT OF PLUMBING FIXTURES.
- 5) PERMIT #99010434 FOR ELECTRICAL WORK.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC 1612.1.2

ALL THE WINDOWS, AND DOORS INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

Withdrawn:

9-47.(a)(1)

FBC 117.1.2

Inspector Oliva recommended ordering compliance within 28 days or a fine of \$120 per day, per violation, and to record the order.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City and order compliance within 28 days, by 9/23/08, or a fine of \$120 per day, per violation, and to record the order. Motion passed 5 – 0.

Case: CE08042188

Stipulated agreement

Mark R. & Denise Mae Davis
3660 Southwest 23 Court

Violations:

FBC 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

- 1) THERE ARE TWO SHEDS THAT WERE PLACED IN THE SETBACK OF THE PROPERTY.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC 1604.1

THE STRUCTURES FOR THE TWO SHEDS DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN

**DEMONSTRATED TO WITHSTAND THE REQUIRED WIND
LOADING THROUGH THE PERMITTING PROCESS.**

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 91 days, by 11/25/08, or a fine of \$25 per day, per violation.

The Board wished to record the order, but this had not been included in the stipulated agreement.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City, approve the stipulated agreement and order compliance within 91 days, by 11/25/08, or a fine of \$25 per day, per violation. **Motion failed 0 – 5.**

Case: CE08050791

Kathy M. & Ronald G. Trebbi
1309 Tangelo Isle

Ms. Paris announced that certified mail sent to the owner was accepted on 8/4/08.

Mr. Gerry Smilen, Building Inspector, testified to the following violations:

FBC 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED
WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 105.2.1

THE BUILDING HAS BEEN IMPROVED IN THE FOLLOWING
MANNER WITHOUT PERMITS:

- 1) NEW KITCHEN CABINETS HAVE BEEN INSTALLED.
- 2) NEW EXTERIOR DOORS HAVE BEEN INSTALLED.
- 3) INTERIOR FRENCH DOORS HAVE BEEN INSTALLED.

FBC 105.2.11

A NEW A/C CONDENSING UNIT HAS BEEN INSTALLED
WITHOUT A PERMIT.

FBC 105.2.4

THE PLUMBING AND SPRINKLER SYSTEMS HAVE BEEN
ALTERED IN THE FOLLOWING MANNER WITHOUT PERMITS:

- 1) THE SPRINKLER MANIFOLD HAS BEEN REPLACED.
- 2) SPRINKLER HEADS HAVE BEEN REPLACED WITH PIPING.
- 3) A NEW KITCHEN SINK HAS BEEN INSTALLED.

FBC 105.2.5

THE ELECTRICAL AND LOW VOLTAGE SYSTEMS HAVE BEEN
ALTERED WITHOUT PERMITS IN THE FOLLOWING MANNER:

- 1) DOCK LIGHTING HAS BEEN INSTALLED.
- 2) A NEW LOW VOLTAGE SYSTEM HAS BEEN INSTALLED.
- 3) HE SPRINKLER SYSTEM HAS BEEN REWIRED.
- 4) A NEW A/C CONDENSING UNIT HAS BEEN INSTALLED.

Inspector Smilen explained the owner had been remodeling the property without permits. The owner had applied for some permits, but the applications did not encompass all of the work that must be completed to comply. He presented photos of the property, requested a Finding of Fact and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find in favor of the City and order compliance within 63 days, by 10/28/08, or a fine of \$25 per day, per violation, and to record the order. Motion passed 5 – 0.

Case: CE06091348

Lancaste Investments LLC Trustee Request to vacate order dated 1/22/08
3733 Land Trust
3733 Southwest 12 Court

Ms. Paris announced that this case was first heard on 10/24/06 to comply by 11/28/06. Ms. Paris stated this was a request for the Board to vacate the order to impose fines dated 1/22/08. There was a warranty deed issued to the current owner on 12/1/07.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to vacate the order dated 1/22/08. Motion passed 5 – 0.

Case: CE06011093

William McCulloch Hearing to impose fine
6760 Northwest 21 Terrace

Ms. Paris announced that this case was first heard on 5/27/08 to comply by 7/22/08. Service was via posting on the property on 8/1/08 and at City Hall on 8/7/08. Ms. Paris stated violations were as noted in the agenda and the City was requesting imposition of a \$10,200 fine which would continue to accrue until the property complied.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find the property was not complied by the ordered date and to impose the \$10,200 fine, which would continue to accrue until the property complied. Motion passed 5 – 0.

Case: CE07061327

Investments 1 Inc. Hearing to impose fine
1413 Northwest 15 Avenue

Ms. Paris announced that this case was first heard on 3/25/08 to comply by 6/24/08. Service was via posting on the property on 7/25/08 and at City Hall on 8/7/08. Ms. Paris stated violations were as noted in the agenda and the City was requesting imposition of a \$6,200 fine which would continue to accrue until the property complied.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find the property was not complied by the ordered date and to impose the \$6,200 fine which would continue to accrue until the property complied. Motion passed 5 – 0.

Case: CE07081769

Hearing to impose fine

Jaysen Moore
312 Southwest 14 Court

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 6/24/08. Service was via posting on the property on 7/25/08 and at City Hall on 8/7/08. Ms. Paris stated violations were as noted in the agenda and the City was requesting imposition of a \$6,200 fine which would continue to accrue until the property complied.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to find the property was not complied by the ordered date and to impose the \$6,200 fine which would continue to accrue until the property complied. Motion passed 5 – 0.

Case: CE07082080

Hearing to impose fine

Guillermo Brunstein
715 Northeast 14 Place

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 7/22/08. Service was via posting on the property on 8/1/08 and at City Hall on 8/7/08. Ms. Paris stated violations were as noted in the agenda and the City was requesting imposition of a \$5,100 fine which would continue to accrue until the property complied.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find the property was not complied by the ordered date and to impose the \$5,100 fine which would continue to accrue until the property complied. Motion passed 5 – 0.

Case: CE07110505

Hearing to impose fine

Ibel Barreiro
3411 Southwest 19 Street

Ms. Paris announced that this case was first heard on 5/27/08 to comply by 7/22/08. Service was via posting on the property on 8/1/08 and at City Hall on 8/7/08. Ms. Paris stated violations were as noted in the agenda and the City was requesting imposition of a \$17,000 fine which would continue to accrue until the property complied.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find the property was not complied by the ordered date and to impose the \$17,000 fine which would continue to accrue until the property complied. Motion passed 5 – 0.

Case: CE07120334

Hearing to impose fine

Elsa Beltran
1433 Southwest 33 Court

Ms. Paris announced that this case was first heard on 6/24/08 to comply by 7/22/08. Service was via posting on the property on 8/1/08 and at City Hall on 8/7/08. Ms. Paris

stated violations were as noted in the agenda and the City was requesting imposition of a \$6,800 fine which would continue to accrue until the property complied.

Motion made by Mr. Lamont, seconded by Ms. Ellis, to find the property was not complied by the ordered date and to impose the \$6.800 fine which would continue to accrue until the property complied. Motion passed 5 – 0.

Case: CE08031064

Hearing to impose fine

Goran Dragoslavic
730 Southwest 13 Avenue

Ms. Paris announced that this case was first heard on 4/22/08 to comply by 5/27/08. Service was via posting on the property on 8/1/08 and at City Hall on 8/7/08. Certified mail sent to the owner was accepted [no date]. Ms. Paris stated violations were as noted in the agenda and the City was recommending no fine be imposed [reduced from \$ 2,500.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to impose no fine. Motion passed 5 – 0.

Approval of Meeting Minutes

Motion made by Ms. Ellis, seconded by Mr. Elfman, to approve the minutes of the Board's July 2008 meeting. Motion passed 5 – 0.

Cases Complied

Ms. Paris announced that the below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE08030184	CE08031491	CE08031509	CE08031542
CE08031562	CE08031563	CE08031564	CE08031565
CE08040221	CE08040225		

Cases Without Service

Ms. Paris announced that the below listed cases had been withdrawn for lack of service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE08020178	CE08031487	CE08031545	CE08031546
CE08031547	CE08040239	CE08040247	CE08040255
CE08060809	CE08050975		

Cases Withdrawn

Ms. Paris announced that the below listed cases had been withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

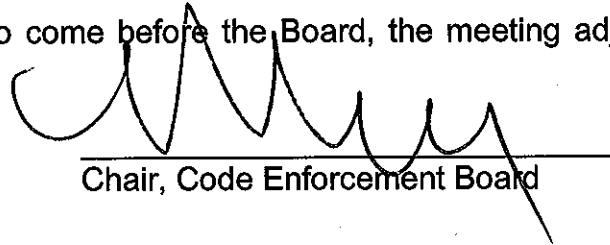
CE08020386
CE05110377

CE08040238
CE06101486

CE08050442
CE07082053

CE05111040

There being no further business to come before the Board, the meeting adjourned at
3:15 P.M.


Chair, Code Enforcement Board

ATTEST:


Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Minutes prepared by: J. Opperlee, ProtoType Inc.